



## **STAFF REPORT**

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### **Zoning Amendment to Redesignate City-owned Property from HRO-3 to A**

#### **Honorable Mayor and Council Members**

The next Council-initiated project on the Priority Calendar adopted on April 13, 2004, is an amendment to the Belmont Zoning Map to redesignate City-owned property in the Western Hills Area to “A” (Agriculture and Open Space). To initiate this amendment, staff is presenting the project definition for confirmation with the City Council. Based on the Council’s direction, staff will conduct a public hearing before the Planning Commission and return to the Council with their recommendation. The Council will then conduct a public hearing and approve any map amendment.

#### **Discussion**

The City of Belmont owns approximately 162 acres of open space land in the Western Hills Area that was accepted by the City as part of the housing developments along Hastings and Carlmont Drives (see attached maps). This property is presently designated on the Belmont Zoning Map as HRO-3 – Hillside Residential Open Space. (General Plan land use designations are either OS – Open Space or HROP – Hillside Residential / Open Space.) The City Council has preliminarily indicated that the city-owned land is intended as permanent open space, and that a more appropriate zoning designation is A – Agriculture and Open Space.

A change to any district boundary of the Belmont Zoning Map may be initiated by the City Council in the form of a request to the Planning Commission to consider the proposed change.<sup>1</sup> Staff has placed this item on the agenda so that the Council may issue the request to the

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<sup>1</sup> Belmont Zoning Ordinance Section 16.2.1 (in part):

***INITIATION –***

*...A change in boundaries of any district or a change in the regulations contained herein may be initiated by resolution of the Commission, or by action of the Council in the form of a request to the Commission that it consider a proposed change, provided that in either case the procedures prescribed in Section 16.4 through 16.7 of this Section shall be followed.*

Commission to consider the zoning map amendment. Staff also believes that a General Plan amendment to designate all these properties as OS – Open Space should be included in the project. (The Council may initiate a General Plan land use map amendment in the same manner as a zoning map amendment – BZO Section 20.2.1.b)

If authorized to proceed, the project will be analyzed for its possible effect on the City's General Plan Housing Element, and the City's ability to provide adequate sites for its future housing need. This is a relatively new requirement of California Housing Element law, which was amended to include this unfunded mandate in 2002 (AB 2292).

**Fiscal Impact**

None

**Recommendation**

Staff recommends that the Council adopt a motion to request the Planning Commission consider and forward to the City Council its recommendation regarding a General Plan amendment and zoning map amendment to redesignate City-owned property in the Western Hills Area as Open Space.

**Alternatives**

1. Reject the proposed map amendment request.
2. Adopt an alternative amendment request. (Please note that a substantially different request may require continuance to a future Council meeting.)

**Public Contact**

None

**Attachments**

1. Map of City-owned properties in the Western Hills Area.

Respectfully submitted,

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